

128.0

0002

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

919,900 / 919,900

USE VALUE:

919,900 / 919,900

ASSESSED:

919,900 / 919,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
32-34		SCHOOL ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: P&M CARUSO FAMILY LLC	
Owner 2: C/O PAUL CARUSO	
Owner 3:	

Street 1: 63 MORNINGSIDE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARUSO MARIA A -

Owner 2: C/O PAUL CARUSO -

Street 1: 63 MORNINGSIDE DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2547 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
104		5962.000		435,900		4,900		479,100		919,900					

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:												
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:												
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:												
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:														
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 2	Rating: Average												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:												
Color: WHITE				Fpl:	Rating:												
View / Desir:				WSFlue:	Rating:												
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Grade: C - Average	Location:			Exterior:		No Unit	RMS	BRs	FL								
Year Blt: 1926	Alt LUC:			Interior:		1	6	3	1								
Eff Yr Blt:	Alt %:			Additions:		1	5	2	1								
Jurisdct:	Fact: .			Kitchen:													
Const Mod:				Baths:													
Lump Sum Adj:				Plumbing:													
INTERIOR INFORMATION				Electric:													
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Heating:													
Prim Int Wall: 2 - Plaster	Functional:		%	General:													
Sec Int Wall:	Economic:		%														
Partition: T - Typical	Special:		%														
Prim Floors: 3 - Hardwood	Override:		%														
Sec Floors:	Total:	31	%														
Bsmnt Flr: 12 - Concrete	CALC SUMMARY			COMPARABLE SALES													
Subfloor:	Basic \$ / SQ:	170.00		Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:	Size Adj.:	1.11174142															
Electric: 3 - Typical	Const Adj.:	0.98990101															
Insulation: 2 - Typical	Adj \$ / SQ:	187.087															
Int vs Ext: S	Other Features:	101500															
Heat Fuel: 1 - Oil	Grade Factor:	1.00															
Heat Type: 5 - Steam	NBHD Inf:	1.00000000															
# Heat Sys: 2	NBHD Mod:																
% Heated: 100	LUC Factor:	1.00															
Solar HW: NO	Adj Total:	631703															
% Com Wall	Depreciation:	195828															
% Sprinkled:				Final Total:	435900			Val/Su SzAd	191.69								
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	18X21	A	AV	1926	21.61	T	40	104			4,900		4,900
PARCEL ID 128.0-0002-0028.0																	
More: N		Total Yard Items:			4,900	Total Special Features:							Total:				4,900
IMAGE 																	
AssessPro Patriot Properties, Inc																	